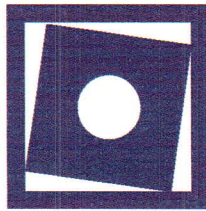


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BUCKLEY & STRYDOM

land surveyors

Ref. No.

CLUBVIEW EXTENSION 13

LAND SURVEYOR'S SERVITUDE REPORT

A This township is to be situated on a Portion of Portion 13 of the farm ZWARTKOP NO. 356 – JR. Vide Deed of Transfer T 22755/2000

B Servitudes mentioned in Deed of Transfer T 22755/2000

1. **Condition A** says that the property shall not be entitled to riparian rights from the Heilbron River.

It is not necessary to carry this condition forward into the Township Conditions as the property is not contiguous to the river and modern law would not allow the owners of the property to use the water from the river without a completely new application. It is therefore superfluous.

Do not carry this condition forward into the Township Title Conditions

2. **Condition B.** This servitude was created in Notarial Deed of Servitude T 2771/94s as depicted on diagram S.G. No. A 1665/1978.

By virtue of its position this servitude does not affect the township.

Do not carry this condition forward into the Township Title Conditions

3. **Condition C.**
This servitude, for Municipal purposes to protect an existing overhead electrical power line was created by Notarial Deed of Servitude No. K 2772/94s and depicted on diagram S.G. No. A 5307/1978.

This servitude affects Erf 1290 and must be carried forward into the Township Title Conditions.

4. **Condition D.**
This servitude, for Municipal purposes to protect an overhead electrical power line was created by Notarial Deed of Servitude No. K 2773/94s and depicted on diagram S.G. No. A 5306/1978.

This servitude affects Erf 1290 and Ashwood Drive and must be carried forward into the Township Title Conditions.

C Roads and Thoroughfares

It is noted that an existing unregistered road, Ashwood Drive, affects the property. A 50m wide reserve has been allowed for this road.

D Unregistered Diagrams and General plan

1. The subdivisional diagram of Portion 683 of Zwartkop No. 356 – JR and the general plan of Clubview Extension 105 will have to be withdrawn.
2. It should be noted that diagrams:
S.G. No. 1763/1997
S.G. No. 1764/1997
S.G. No. 1765/1997
S.G. No. 1766/1997
were all withdrawn.

SIGNED:

Robin Buckley
Land Surveyor

DATE :

20 Feb 2017.